

46.055 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 11, Range 15, Section 27, Fraction 33, Waterloo Township, Athens County, Ohio.

Being all the lands deeded to: Jon K. Jiga,  
Official Record Book 553, page 2035.

Beginning at a one-inch diameter square steel pin found at the southeast corner of said Fraction 33;

- 1.) Thence  $N03^{\circ}29'11''E$  1742.40 feet along the west boundary of Fraction 33, and being a common boundary to the State of Ohio 376-475 to an iron pin set;
- 2.) Thence  $S87^{\circ}43'16''E$  1862.85 feet along said common boundary to a point in the center of Rock Camp Rd., Township Road 21, passing an iron pin set at 1823.56 feet;
- 3.) Thence  $S10^{\circ}28'26''W$  102.08 feet to a point in the center of said road;
- 4.) Thence  $S07^{\circ}19'04''W$  67.19 feet to a point in the center of said road;
- 5.) Thence  $S00^{\circ}29'15''E$  94.04 feet to a point in the center of said road;
- 6.) Thence  $S05^{\circ}15'25''E$  92.25 feet to a point in the center of said road;
- 7.) Thence  $S09^{\circ}30'36''E$  168.63 feet to a point in the center of said road;
- 8.) Thence  $S06^{\circ}49'34''E$  55.59 feet to a point in the center of said road;
- 9.) Thence  $S00^{\circ}20'01''E$  56.55 feet to a point in the center of said road;
- 10.) Thence  $S10^{\circ}17'34''W$  56.18 feet to a point in the center of said road;
- 11.) Thence  $S29^{\circ}50'10''W$  29.76 feet to a point in the center of said road;
- 12.) Thence  $S54^{\circ}05'08''W$  36.24 feet to a point in the center of said road;
- 13.) Thence  $S77^{\circ}04'30''W$  42.04 feet to a point in the center of said road;
- 14.) Thence  $N76^{\circ}58'53''W$  132.66 feet to a point in the center of said road;
- 15.) Thence  $N76^{\circ}54'56''W$  151.76 feet to a point in the center of said road;
- 16.) Thence  $N82^{\circ}56'24''W$  44.39 feet to a point in the center of said road;
- 17.) Thence  $N86^{\circ}39'04''W$  48.21 feet to a point in the center of said road;
- 18.) Thence  $S86^{\circ}56'56''W$  352.86 feet to a point in the center of said road;
- 19.) Thence  $S84^{\circ}55'05''W$  47.61 feet to a point in the center of said road;
- 20.) Thence  $S80^{\circ}10'46''W$  45.87 feet to a point in the center of said road;
- 21.) Thence  $S74^{\circ}37'23''W$  89.50 feet to a point in the center of said road;
- 22.) Thence  $S76^{\circ}50'54''W$  46.69 feet to a point in the center of said road;
- 23.) Thence  $S86^{\circ}57'48''W$  45.10 feet to a point in the center of said road;
- 24.) Thence  $N84^{\circ}58'43''W$  71.09 feet to a point in the center of said road;
- 25.) Thence  $N88^{\circ}04'56''W$  44.98 feet to a point in the center of said road;
- 26.) Thence  $S83^{\circ}22'24''W$  45.00 feet to a point in the center of said road;
- 27.) Thence  $S61^{\circ}33'07''W$  38.00 feet to a point in the center of said road;
- 28.) Thence  $S36^{\circ}40'35''W$  18.37 feet to a point in the center of said road;
- 29.) Thence  $S29^{\circ}37'09''W$  25.08 feet to a point in the center of said road;
- 30.) Thence  $S08^{\circ}17'27''W$  54.72 feet to a point in the center of said road;
- 31.) Thence  $S00^{\circ}38'37''E$  48.74 feet to a point in the center of said road;

- 32.) Thence S04°45'41"W 40.28 feet to a point in the center of said road;
- 33.) Thence S12°35'31"W 55.90 feet to a point in the center of said road;
- 34.) Thence S18°33'10"W 94.21 feet to a point in the center of said road;
- 35.) Thence S13°05'31"W 76.21 feet to a point in the center of said road;
- 36.) Thence S02°17'22"W 170.56 feet to a point in the center of said road;
- 37.) Thence S05°10'15"E 49.06 feet to a point in the center of said road;
- 38.) Thence S09°57'44"E 57.18 feet to a point in the center of said road;
- 39.) Thence S15°48'57"E 58.74 feet to a point in the center of said road;
- 40.) Thence S20°45'30"E 255.68 feet to a point in the center of said road;
- 41.) Thence N85°29'48"W 727.10 feet, passing an iron pin set at 30.00 feet, along a common boundary to Clark 493-2169 to the point of beginning containing a total of 46.055 acres.

Plat of Survey is attached herewith and made a part thereof.

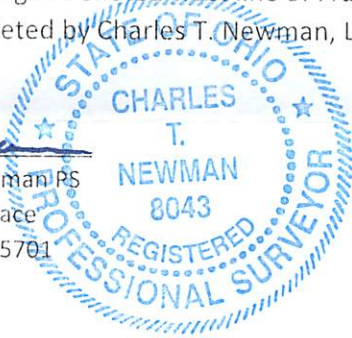
Subject to all easements, rights-of-way, and covenants and agreements of record.

All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted west line of Fraction 33, an assumed bearing from a previous survey.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on January 7, 2022.

*Charles T. Newman*  
 Charles T. Newman PS  
 66 Elmwood Place  
 Athens, Ohio 45701



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Barbara M. Hill*  
 DATE: 1/16/22

Legal Description Pre-Approval  
 APPROVED  
 All transfers are subject to  
 Athens County Conveyance Standards

JAN 12 2022

Jill Thompson  
 Athens County Auditor

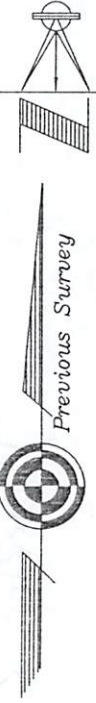
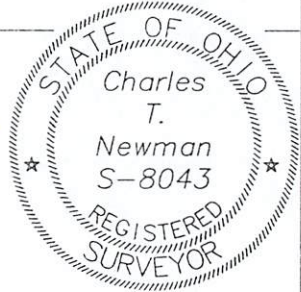
C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Plat of Survey of 46.055 Acres  
Situating Ohio Company Purchase, Town 11, Range 15, Section 27, Fraction 33,  
Waterloo Township, Athens County, Ohio.  
Being deeded to: Jon K. Jiga  
Official Record Book 553, page 2035.

*Charles T. Newman*  
Charles T. Newman  
Surveyed 1/7/2022



Basis of Bearings:  
Denoted west line of Fraction 33  
A True Meridian has NOT been determined

References used as noted on PLAT

- Iron Pin Set capped 8043
- Iron Found 1" Square Top
- ▲ Iron Pin Found #4 Rebar
- ⊙ Iron Pin Found capped 7913

Railroad Valuation Map 145.1, Sheet S-26  
Commissioners 372-470

State of Ohio ODNR  
376-475

State of Ohio ODNR  
376-475

ODNR Forestry Point

Fraction 33 Section 27  
N 03°29'11" E 1742.40'

46.055 ACRES

Johnson  
322-327

Rock Camp Rd.  
T-21

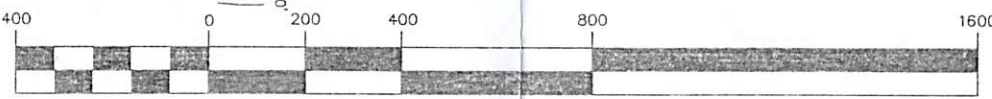
SE Corner  
Fraction 33

Clark  
493-2169

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Bryan Hillman*  
DATE: 1/12/22

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

S 87°43'16" E  
1015.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°28'26"W	102.08'
L2	S07°19'04"W	67.19'
L3	S00°29'15"E	94.04'
L4	S05°15'25"E	92.25'
L5	S09°30'36"E	168.63'
L6	S06°49'34"E	55.59'
L7	S00°20'01"E	56.55'
L8	S10°17'34"W	56.18'
L9	S29°50'10"W	29.76'
L10	S54°05'08"W	36.24'
L11	S77°04'30"W	42.04'
L12	N76°58'53"W	132.66'
L13	N76°54'56"W	151.76'
L14	N82°56'24"W	44.39'
L15	N86°39'04"W	48.21'
L16	S86°56'56"W	352.86'
L17	S84°55'05"W	47.61'
L18	S80°10'46"W	45.87'
L19	S74°37'23"W	89.50'
L20	S76°50'54"W	46.69'
L21	S86°57'48"W	45.10'
L22	N84°58'43"W	71.09'
L23	N88°04'56"W	44.98'
L24	S83°22'24"W	45.00'
L25	S61°33'07"W	38.00'
L26	S36°40'35"W	18.37'
L27	S29°37'09"W	25.08'
L28	S08°17'27"W	54.72'
L29	S00°38'37"E	48.74'
L30	S04°45'41"W	40.28'
L31	S12°35'31"W	55.90'
L32	S18°33'10"W	94.21'
L33	S13°05'31"W	76.21'
L34	S02°17'22"W	170.56'
L35	S05°10'15"E	49.06'
L36	S09°57'44"E	57.18'
L37	S15°48'57"E	58.74'
L38	S20°45'30"E	255.68'

Rock Camp Rd.

N 85°29'48" W  
727.10'

Newman Survey 2020 +76.78'